



29 The Sanctuary Lodge Park, Y Ffor, Pwllheli, Gwynedd. LL53 6YA

- 40 YEAR LICENCE
- 64 X 22FT LODGE
- 2.5 ACRE LAKE AND HEATED OUTDOOR POOL
- INDOOR GYM, TENNIS COURT
- DOG FRIENDLY PARK
- SOLD FULLY FURNISHED
- ALLOCATED PARKING FOR 2 CARS

PROPERTY DESCRIPTION

Set in the peaceful surroundings of Rhosfawr, No. 29 The Sanctuary Lodge offers an exceptionally spacious and well-appointed holiday retreat within The Sanctuary Holiday Park. Built in 2009, this impressive 64 ft x 22 ft Cambrian Hudson model features a generous three-bedroom, two-bathroom layout with a extended tenure security, backed by a license running through June 19, 2067.

40 YEAR LICENCE REMAINING

(Note: The holiday park closes annually from January 10th to March 1st).

Living & Dining Areas: The lodge opens into a warm and inviting lounge centered around a modern fireplace with a feature gas fire. Fully carpeted and dressed with soft window curtains, stylish wall lighting, and framed artwork, the space is comfortably furnished with: A 3-piece leather suite (3-seater sofa and two matching armchairs) Dining table with seating for 4 Matching sideboard and a set of nest tables Television with a dedicated media cabinet

Directly adjoining the living space is a sunlit Sun Room, equipped with dual window dressings (blinds and curtains), an additional 2-person settee, two matching chairs, and an occasional table—ideal for relaxing morning coffees.

Gourmet Kitchen: Designed for easy hosting, the expansive, fully fitted kitchen boasts premium finishes and comprehensive appliances. A striking central island with a granite countertop features built-in pan storage underneath and includes two breakfast stools. Appliances:

Full gas range with extractor hood, built-in microwave, integrated dishwasher, built-in wine cooler, and a large American-style fridge/freezer. **Lighting & Ambience:** Brightened by two electric roof lights and integrated overhead lighting, accented by Venetian window blinds.

Dedicated Workspace & Utility Home Office: Fully equipped for remote work or administration, featuring a fitted desk with adjoining shelving, an office chair, Venetian blinds, and hardwiring for telephone and high-speed internet. **Utility / Laundry Room:** Outfitted with a stainless steel sink and drainer with base storage, a gas combi boiler powering the central heating radiators and hot water, plus a separate washing machine and tumble dryer. Large shed for storing bikes and beach equipment

Five-Star Park Amenities & Environment: Designed around generous plot spacing for ultimate peace of mind, this private, owner-only retreat fosters a peaceful and welcoming community in a non-commercial setting. On-site leisure facilities cater to both relaxation and activity, featuring a heated outdoor swimming pool with a sun deck for warmer months, a fully equipped indoor fitness suite with cardio machinery and media screens, and an all-weather tennis court. Nature and outdoor enthusiasts will thrive on the scenic grounds, which boast a private 2.5-acre coarse fishing lake, peaceful woodland trails for wildlife spotting, and a dog-friendly atmosphere that ensures every family member feels at home.

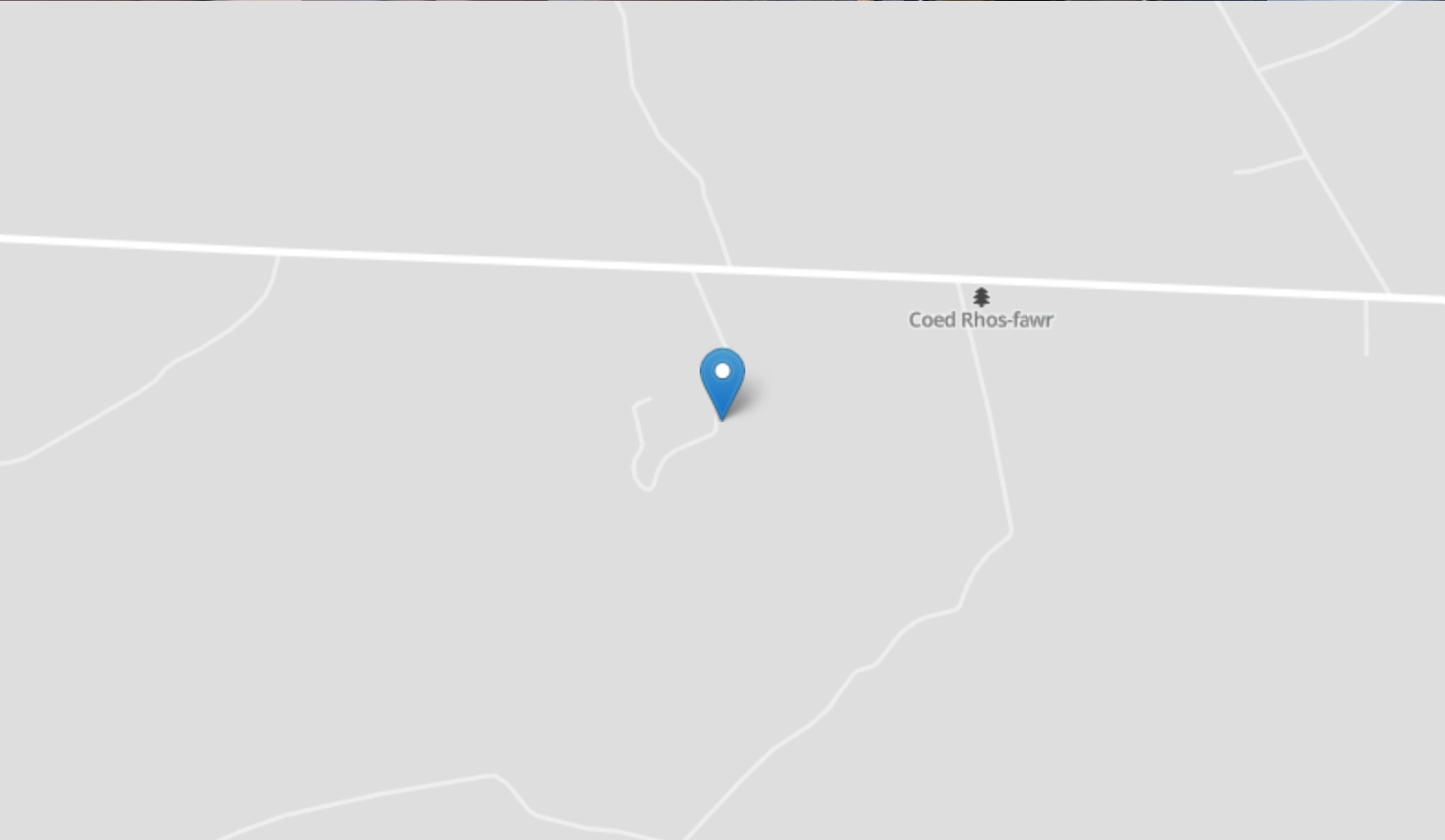
Site fees payable are in the region of £5,050.80 Inc VAT per annum. Rates are £503.46 per annum

Tenure We believe the chalet to be leasehold and the licence expires on 19th June 2067. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open 1st March - 10th January each year. Please contact Elvins Estate Agents for more information.

Services Mains water, drainage and electricity. Gas-fired boiler, central heating Location Information Pwllheli 4.9 miles . Abersoch 11 miles . Porthmadog 13 miles . Bangor 28 miles . Chester 87 miles . Shrewsbury 87 miles . Manchester 125 miles. Viewing is strictly by appointment only with Elvins Estate Agents

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Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk